

Delegated Report		Analysis sheet		Expiry Date:	14/07/2022
		N/A		Consultation Expiry Date:	29/08/2022
Officer			Application Number(s)		
Josh Lawlor			1. 2022/1872/P 2. 2022/2177/P 3. 2022/0760/P		
Application Address			Drawing Numbers		
2 Hillfield Road London NW6 1QE			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
1. 2022/1872/P Erection of part single part two storey rear extension and roof extension. 2. 2022/2177/P Erection of part single part two storey rear extension and roof extension. 3. 2022/0760/P Erection of a full width rear dormer roof extension					
Recommendation(s):		Grant Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	5	No. of objections	5
Summary of consultation responses:	<p>Three site notices were displayed near the site from 13/05/2022 (expiring 06/06/2022)- one was erected directly outside the site on Hillfield Road, one to the rear on Millfield Lane and another near no. 1 Gondar Gardens</p> <p>4, 2b and 7 Hillfield Road objected on the following grounds-</p> <ul style="list-style-type: none"> The site of no 2 Hillfield Road has been derelict for at least 17 years <p>4, 2b, 2a and 7 Hillfield Road objected-</p> <ul style="list-style-type: none"> Harmful effect on neighbouring properties in terms of overlooking and loss of light and outlook to widows and gardens <p>2b Hillfield Road objected-</p> <ul style="list-style-type: none"> The developer should be forced to complete as soon as possible what he has already been given permission to do. <p>2b and 2a Hillfield Road objected-</p> <ul style="list-style-type: none"> The application wrongfully suggests that “most of the houses in Hillfield etc are 5 bedroom houses” and that the size of the building will be the same as numbers 2b, 4 and 4a as it will have 3 storeys. However, these houses have very small single rooms in 3rd storey. <p>2b and 2a Hillfield objected-</p> <ul style="list-style-type: none"> References permission granted to 2a Hillfield Road in 2008 and 2011, 4a Hillfield Road are not relevant. 2a planning approvals only allowed for a dormer to the line at which the higher part of the roof line for 2a Hillfield ends. <p>2b, 2a and 7 Hillfield Road objected-</p> <ul style="list-style-type: none"> Negative visual Impact and adverse impact on the character of the street. <p>2b Hillfield Road objected-</p> <ul style="list-style-type: none"> This development represents “garden grabbing”. Camden should now be pursuing compulsory purchase so this property can be sold onto a developer who will develop the site quickly The developer is now repurposing this domestic site as an unofficial and unapproved builders yard. <p>2a Hillfield Road objected-</p> <ul style="list-style-type: none"> Drawings showing approved roof extension at 2a Hillfield Road are 					

	<p>misleading but do not show adjoining house</p> <ul style="list-style-type: none"> • The description of the proposal states that the building is 'not in a conservation area and not listed'. This statement is being used by the developer as an excuse to propose a rear extension that is entirely out of keeping with the character of the street and neighbourhood. <p>7 Hillfield Road objected-</p> <ul style="list-style-type: none"> • The current facade of the building along with the neighbouring property is of historical interest. • Those interested in the Mill Lane properties may not have been made aware of the proposals.
<p>Fortune Green and West Hampstead NF</p>	<p>No response</p>

Site Description

The application site is a late Victorian mid-terrace 2-storey building from ground with a full basement located on the southern side of Hillfield Road. The terrace consists of 7 properties with the application building appearing to be part of a later infill. The remainder of the neighbouring terraced buildings are three storeys with converted lofts. To the south of the site are 4 storey buildings on Millfield Lane. The building is not located in a conservation area nor is it a listed.

The building was in use as 2 dwellings, but appears to have been derelict for approximately 10 years. The lawful use remains as 2 dwellings but both properties are not occupied nor registered for Council tax. Works have started to implement the earlier permission for basement excavation.

The site is within the Fortune Green and West Hampstead Neighbourhood Plan area.



Figure 1. View of excavated basement

Planning History:

2007/2689/P

On 10/08/2007 planning permission was **granted** for the vertical conversion of two flats to use as two dwellinghouses, including the erection of two storey infill side extension and single storey side and rear extension, together with the provision of first floor balcony above the bay window and alterations to the fenestration [including the provision of two Juliette balconies] on the rear elevation.

2007/2996/P

On 10/08/2007 planning permission was **granted** for the vertical conversion of two flats to use as two dwellinghouses, including the erection of two storey infill side extension and single storey side and rear extension.

2007/3748/P

On 23/08/2007 an application for planning permission was **withdrawn**. The application sought permission for alterations and additions to the existing 2 storey building accommodating 2 flats including the erection of second floor and mansard roof extension including a double rear and single side extension and alterations to the fenestration, to create 8 residential flats [3x 1-bedroom flats, 3x 2-bedroom flats, 2x 3-bedrooms].

2007/3472/P

On 06/09/2007 planning permission was **granted** for Change of use from two self-contained flats to one dwellinghouse, including reconfiguration of the main entrance on the front elevation.

2007/4125/P

On 26/10/2007 planning permission was **refused** for Extensions and alterations to the existing two-storey building used as 2 x flats, for a change of use to 2 x dwellinghouse, including mansard roof extension with dormers on the front elevation and balconies to the rear, and a part-one part-two storey rear extension, and fenestration alterations. The application was refused on the following ground.

Reason for refusal:

The proposed roof extension, by reason of its siting, bulk, mass and detailed design, would be detrimental character and appearance of the host building and the street scene, contrary to policies B1 (General Design Principles) and B3 (Alterations and Extensions) of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance (2006).

2007/4665/P

On 30/11/2007 planning permission was **granted** for Extensions and alterations to convert existing 2-storey building used as 2 flats into 2 separate houses, including basement excavation, creation of two bay windows and lightwells to front garden, folding doors to rear, new door to rear, alterations to front boundary wall and installation of two main gates and access to refuse store.

2007/5292/P

On 07/01/2008 planning permission was **refused** for Extensions and alterations to the existing 2-storey building used as 2x flats, for a change of use to 2x dwellinghouses, including the erection of a roof extension to create a second floor, together with rear extension and alterations to the rear elevation, including a terrace at rear first floor level and two terraces on the roof.

The application was refused on the following ground:

The proposed additional floor and roof extension would, by reason of its inappropriate siting and detailed design as well as its excessive bulk, dominate the existing building and appear incongruous in the street scene, contrary to policies B1 (General Design Principles) and B3 (Alterations and Extensions) of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006 relating to rear extensions.

2007/5924/P

On 06/03/2008 planning permission was **refused** for Change of use of 2 existing flats into 2 dwellinghouses, including the erection of a full width gable roof extension with 2 roof lights on the front roof slope and 4 windows to the rear full width dormer, 2 single storey rear extensions and new terrace to rear elevation and Juliette balconies at first floor level.

The application was refused on the following ground:

The proposed roof extension, by reason of siting, bulk and detailed design, would be detrimental to the character and appearance of the host building, contrary to policies B1 (General Design Principles) and B3 (Alterations and Extensions) of the London Borough of Camden Replacement Unitary Development Plan 2006.

2007/5926/P

On 21/02/2008 an application for planning permission was **withdrawn**. The application sought permission for Change of use of 2 existing flats into 2 dwellinghouses, including the erection of a full width gable roof extension with 2 roof lights on the front roof slope and new 2nd floor extension with terrace to rear; 2 single storey rear extensions; and a new terrace to rear elevation and Juliette balconies at first floor level.

2007/6306/P

On 19/02/2008 planning permission was **granted** for Revision of planning permission (2007/2996/P) dated 10/08/2007 (for the conversion of 2x flats to 2x houses with extensions) to excavate a basement level to provide a swimming pool, habitable rooms and a rear lower garden to each house.

2008/1154/P

On 28/04/2008 planning permission was **refused** for Vertical conversion of existing two flats to create two

houses, erection of a roof extension with two velux roof lights to the front and a mansard style to the rear with 4 dormers, side and rear extensions, elevational alterations and terraces at first level.

The application was refused on the following ground:

The proposed roof extension would, by reason of its excessive bulk, mass and detailed design dominate the existing building, contrary to policies B1 (General Design Principles) and B3 (Alterations and Extensions) of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.

2008/1156/P

On 28/04/2008 planning permission was **refused** for Vertical conversion of existing two flats to create two houses, erection of a roof extension with two velux roof lights to the front and doors and windows to the rear, a two storey extension and terraces at first and second floor level to the rear and an extension to the side.

The application was refused on the following ground:

The proposed roof extension and associated second floor level extension to create the roof terrace would, by reason of their excessive bulk, mass and detailed design dominate the existing building and appear incongruous in the street scene, contrary to policies B1 (General Design Principles) and B3 (Alterations and Extensions) of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.

2008/1472/P

On 07/10/2008 planning permission was **granted** for Vertical conversion of existing 2x flats to create 2x dwelling houses, enlargement of the front roof including the insertion of two roof lights in the new roof slope and the erection of two new dormer roof extensions in the rear roof slope, side and rear extensions, elevational alterations and terraces at first level.

2020/1671/P

On 23/03/2021 planning permission was **refused** for the Erection of two storey roof extension with front and rear dormer windows, erection of four storey rear extensions from basement level with roof terraces to ground, 1st, 2nd, and 3rd floor, following partial demolition of existing rear elevation and rear pitched roof, excavation for enlarged double basement including creation of 2 front lightwells, and associated alterations and cycle parking in front forecourt, all in association with the conversion of 2 dwellinghouses to 9 self-contained flats (Class C3).

The application was refused for 16 reasons including design, residential amenity impacts, poor quality of accommodation, sustainability and transport grounds

2020/5950/P

On the 8/07/2021 planning permission was **refused** for the Erection of three storey rear extension from basement level, full width rear dormer, terrace at 2nd floor, installation of glazed skylights to front garden and various associated alterations following demolition of existing rear gabled projections and roof.

The application was refused for two substantive reasons, being design and residential amenity.

Other neighbouring sites-

2A Hillfield Road

2008/2487/P

On 04/08/2008 planning permission was **granted** for the Erection of a roof extension to the existing two-storey single-family dwellinghouse (Class C3).

2011/3937/P

13/10/2011 On planning permission was **granted** for Renewal of planning permission granted on 4/8/2011 (ref. 2008/2487/P) for (Erection of a roof extension to the existing two-storey single-family dwelling house).

2B Hillfield Road

2013/0727/P

On 04/04/2013 planning permission was **granted** for the Erection of a single storey rear extension and associated landscaping in connection with dwelling house (Class C3).

Relevant policies

The National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan (July 2017)

- G1 Delivery and location of growth
- A1 Managing the impact of development
- A5 Basements
- D1 Design
- T1 Prioritising walking, cycling and public transport
- T2 Parking and car free development
- CC5 Waste
- CC1 Climate change and mitigation
- CC2 Adapting to climate change

Fortune Green and West Hampstead Neighbourhood Plan (2015) (NP)

- Policy 2 Design and Character
- Policy 7 Sustainable Transport
- Policy 8 Cycling
- Policy 17 Green/Open Space

Supplementary Guidance - Camden Planning Guidance

- [Basements](#) - January 2021
- [Amenity](#) - January 2021
- [Design](#) - January 2021
- [Home improvements](#) - January 2021
- [Housing](#) - January 2021
- [Transport](#) - January 2021
- [Energy efficiency and adaptation](#) - January 2021

Department for Communities and Local Government (2015)

Technical housing standards – Nationally described space standard

Assessment

1. Background

- 1.1. As highlighted in the planning history section above, permission has been granted under Refs 2007/2996/P, 2007/6306/P and 2008/1472/P for the vertical conversion of two flats to use as two dwellinghouses, including the erection of a two-storey infill side extension and single storey side and rear extension. Permission has also been granted for a full basement excavation to create a swimming pool

and the loft extensions which have been implemented. Below in Figure 2 is Cross Section A-A of the approved and implemented scheme Ref. 2007/6306/P. The extensions would be four storeys from basement level as there is currently no garden at ground level. Figure 4 shows the currently proposed cross section.

2. Proposed Development

2.1. 2022/1872/P & 2022/2177/P

2.2. Planning permission is sought to extend/alter the existing roof and first floor beyond what has previously been approved (see Figures 5 for existing and 6 for approved). The 2 applications show variations in the detailed design of the rear elevations. Figure 7 shows the rear elevation for Ref. 2022/2177/P with more traditional brick gables at roof level and Figure 8 shows the rear elevation for Ref. 2022/1872/P with fully glazed gables and access to a small terrace.

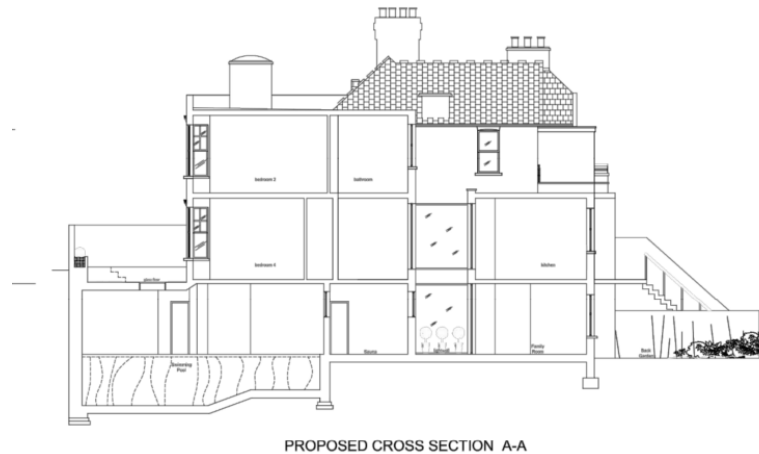


Figure 2. Approved and implemented section AA for Ref. 2007/6306/P



Figure 3. Under construction section showing approved basement

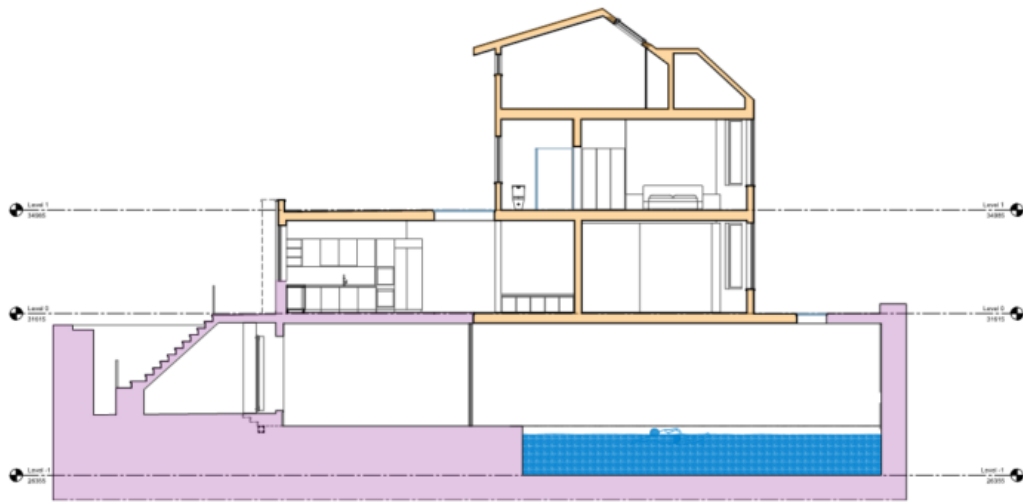


Figure 4. proposed section AA for Ref 2022/1872/P



Figure 5. Existing rear elevation



PROPOSED REAR ELEVATION

Figure 6. Approved rear elevation showing excavated basement and two storey infill



PROPOSED REAR ELEVATION
(from Ground Level)

Figure 7. Proposed rear elevation Ref. 2022/2177/P (basement level not shown)



Figure 8. Proposed rear elevation Ref. 2022/1872/P (basement level not shown).



Figure 9. Proposed second floor

1.1. These applications seek to add one additional bedroom to each house to a scheme that has already been approved. As shown above, the projecting gable extensions would be continued upwards and match the plan form of the first floor so that the rear elevation now contains a gabled 2nd floor with 2 different design approaches. There would be no changes in land use as the use remains as two separate dwellinghouses.

1.2. 2022/0760/P

- 1.3. This application seeks to increase the size of the second-floor rear dormers beyond what has already been approved under Ref. 2008/1472/P. The dormers would be now completely full width and extending to the eaves and ridge line- see Figure 15 below for rear elevation.

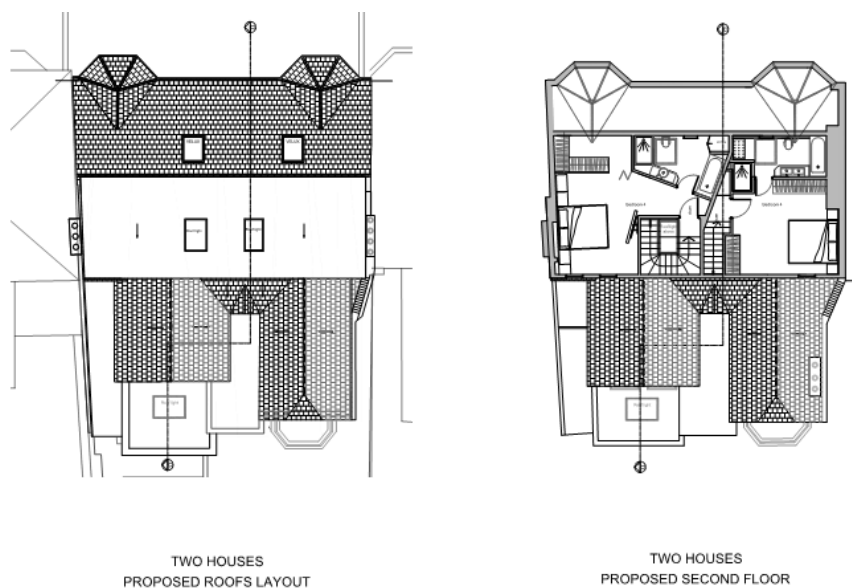


Figure 10. Proposed second floor plan and roof plan 2022/0760/P

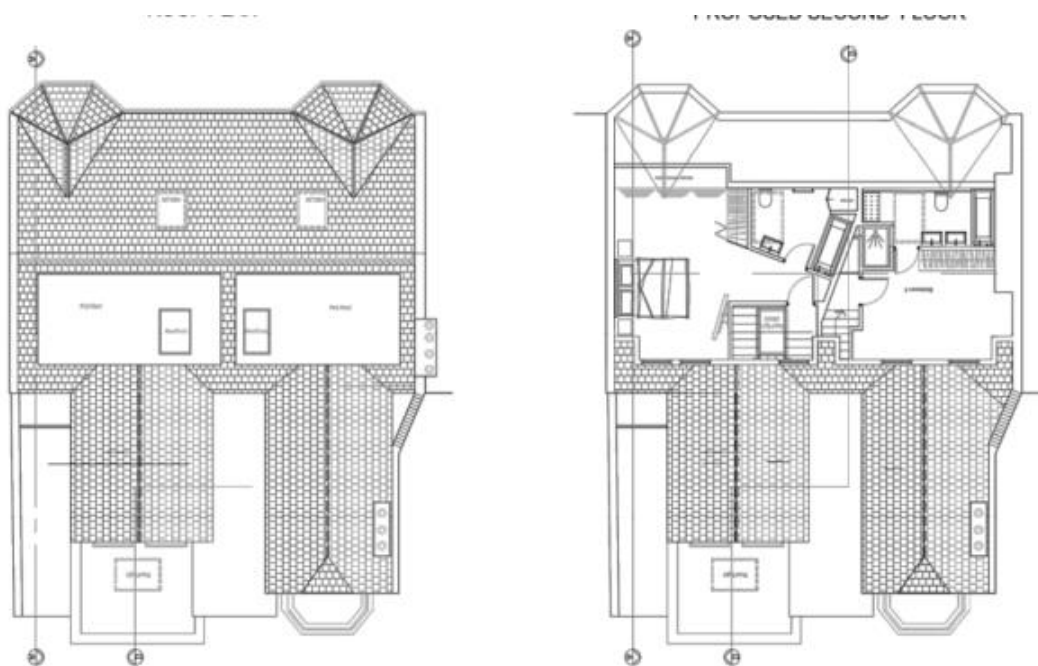


Figure 11. Approved roof plan and second floor plan 2008/1472/P

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- Design
- Impacts on residential amenities of neighbouring occupiers;
- Transport (car-free development, cycle parking, access and highway issues)

Design

- 3.1. Policy 2 of the Neighbourhood Plan (NP) states that development should have regard to the form, structure and heritage of its context - including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces. CPG Home Improvements (2021) states that “roof dormers should sit within the roof slope and appear as an extension to the existing roof whilst the existing roof form is maintained.”
- 3.2. CPG Design states that extensions should be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions, and details. CPG Home Improvements states that single storey ground floor extensions are generally preferable to those proposed at higher levels, with extensions generally being required to terminate at least a full storey below eaves.



Figure 12. View of attractive rear gables from Gondar Gardens



Figure 13. View of site from Gondar Gardens



Figure 14. CGI of proposal Ref. 2022/2177/P

- 3.3. The proposed extensions for both 2022/1872/P and 2177/P would occupy practically the full width of the building and consist of four full storeys including basement (compared to the approved 3 storeys with basement and roofspace). They would create an unacceptable and disproportionate increase in bulk and mass to the detriment of the host building and now give the appearance of a 4 storey building at the rear when viewed with the basement. The existing rear bay window and two storey projection would be dwarfed by the height of the extensions.
- 3.4. The additional bulk at roof level is not supported. The mock-gable projections appear overly dominant, failing to be subordinate to the building. The gabled-style roof extension would be incongruous and cause harm to the appearance of the building and wider streetscene as viewed through the side gap (see above photos). The approved rear elevation under Ref. 2007/6306/P (Figure 4) provided appropriately detailed and scaled rear gable projections. The gable projections for the 2008 scheme had steep pitches to remain faithful to the existing building. This new proposal attempts to mimic the gables but the shallow pitch provides a contrived appearance that is harmful to the original character of the building. This development increases the bulk and appears to raise the ridge higher than was previously approved.
- 3.5. The extensions would rise a considerable distance above the height of the existing pitched roof and the neighbouring building on Gondar Gardens. As shown above, they would be directly visible from the street and create large expanses of solid brick wall which creates a solid oppressive frontage when viewed from the street. The extensions would fail to respect the established pattern of rear development on this terrace. The proposed extension would not be commensurate with the existing pattern of neighbouring rear development, and the existing rhythm of extensions would be disrupted with overly bulky and monolithic additions. The previous permission has maximised the development potential at the site and it is considered that any further increase in depth and massing at a high level would be excessive and out of scale with the building and the established pattern of neighbouring rear development.
- 3.6. The applicant believes that four-storey buildings in the surrounding area provide a justification for this height at the application site. The variation in heights is part of the historic development of the area and the increased height at other sites responds to that particular grain of development. The bulk and mass are considered in relation to the individual building; in this case, it would overwhelm the building and appear incongruous.
- 3.7. The detailed design for Ref. 2022/1872/P is considered to cause even more harm than the other application for 2022/2177. The use of modern crittal style glazing on the top floor is incongruous and means that the already bulky gable extensions appear even more dominant and out of place within the townscape.

- 3.8. It is noted that the drawings appear to have discrepancies. The drawings are inadequate and do not enable a proper assessment of the development. The existing basement level is not shown. The basement floor could be converted into habitable accommodation and the relationship between the basement and the ground floor is not shown.
- 3.9. Hillfield Road is a fine example of a late Victorian terrace; the street has a consistent roof form and visually pleasing architectural style which is domestic in character. The surrounding properties generally have slate-pitched roofs with projecting hipped roofs over the bays. The 2008 approved scheme replicated the pitched roof form of others within the street and incorporated a projecting hipped roof over the 2 bays on the front elevation. This proposal was sensitively designed so that the ridge height would match the neighbouring buildings. It is not clear that the height of this proposal would allow the front roof pitch to match the height of what was approved in 2008.
- 3.10. Enlarged dormers Ref. 2022/0760/P
- 3.11. CPG Design states that extensions should be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions, and details. CPG Home Improvements requires dormers to not dominate the roof being extended and usually we require dormers to be set away from party walls, eaves and the roof ridge to ensure the roof is not overwhelmed. For scheme Ref. 2022/0760/P, the dormer roof extension is considered over-scaled and would dominate and overwhelm the roof. There would be no separation between the ridge, eaves or party walls and there are greater areas of solid wall than glazing. Whilst the approved dormers under Ref. 2008/2487/P are large, they maintain separation with the ridge, eaves and party walls and appear as two projections rather than one single mass. The proposed dormer would look like an entire sheer elevation rising over the 2nd floor which would overwhelm the building to the detriment of its character and appearance.



Figure 15. Rear elevation Ref. 2022/0760/P

5. Residential Amenity

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, natural light, artificial light spill, as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.
- 5.2. Overlooking
- 5.3. The rear windows serving the Mansion on Mill Lane (6 Hillfield Road) are set further back and are a considerable distance away from the site and these windows serve a kitchen. There are already windows

facing the mansion block and the new set of windows will be c16m and c18m away (measurements are taken on google). However, the terrace for Ref 2022/1872/P would create a particularly intense level of overlooking towards neighbouring windows and rear gardens which is not supported.

5.4. Light and overshadowing

- 5.5. A Daylight and Sunlight Study was submitted for previous applications including Ref.2020/1671/P which assessed the impact of the development on the light receivable by the surrounding properties. The study is based on the BRE guide 'Site layout planning for daylight and sunlight: a guide to good practice' 2011 and is relevant for this development which proposes similar bulk and mass. The report concludes that the development would have a relatively low impact on the light receivable by neighbouring properties and that there is no daylight/sunlight related reason why planning permission should not be granted.
- 5.6. The Vertical Sky Component (VSC) is calculated at the centre point of each affected window on the outside face of the wall in question. BRE guidelines suggest that 27% VSC is a good level of daylight. If a window does not achieve 27% VSC as a result of the development, then an assessment is made whether the reduction in value would be greater than 20% of the existing VSC – which is when the reduction in light would become noticeable to occupants.
- 5.7. BRE guidance recommends that interiors where occupants expect sunlight should receive at least one quarter (25%) of APSH, including at least 5% in the winter months
- 5.8. The following properties would meet the target values set out in BRE Guidelines when comparing existing and proposed scenarios: Gondar House, 1a Gondar Gardens; 1 Hillfield Road; 3 Hillfield Road; 5 Hillfield Road; 14-19 The Mansions and 10-12 The Mansions, Mill Lane. For these properties, of the windows which were assessed for VSC, all would continue to meet target values set out in the BRE guidance (27% or above) or the reduction in value would be no greater than 20% of the existing VSC.
- 5.9. However, a review of the detailed daylight distribution calculations show that a number of windows serving habitable rooms of Gondar Cottage, 2a Hillfield Road, 2b Hillfield Road and 31 Mill Lane would fail recommended BRE guidance. An assessment of the existing and proposed VSC and a comparison of the consented and proposed VSC is provided below. This analysis demonstrates that the failures are marginal and therefore considered acceptable in planning terms.
- 5.10. Gondar Cottage
- 5.11. As compared to the consented position, in terms of daylight, four of the five windows analysed retain between 96% and 100% of their consented levels of VSC and all three rooms retain either 99% or 100% of their consented levels of daylight distribution. The one remaining window, W2 on the ground floor, retains 78% of its consented level of VSC experiencing an absolute reduction of only 1.29% VSC.
- 5.12. As compared to the pre-existing condition (i.e. existing and proposed VSC), four of the five windows analysed meet the target values for VSC and all three of the rooms analysed meet the target values for daylight distribution, albeit on the basis of assumed room layouts. The one remaining window is W2 on the ground floor which retains 53% of its existing level of VSC. This is an absolute reduction in VSC from 8.52% to 4.52%. An absolute reduction of 4% would not be noticeable given the existing low levels of VSC. As stated above this window retains 78% of its consented VSC.
- 5.13. 2a Hillfield Road
- 5.14. As compared to the consented position, four of the eight windows analysed retain between 90% and 100% of their consented levels of VSC, a further three windows retain between 68% and 78%, with the one remaining window, which serves a bathroom and can therefore be disregarded, retaining 46% of its consented level of VSC. All of the habitable rooms retain between 83% and 100% of their consented levels of daylight distribution.
- 5.15. As compared to the pre-existing condition, four of the seven windows serving habitable rooms analysed

meet the target values for VSC and all of the habitable rooms analysed meet the target values for daylight distribution.

- 5.16. The south facing windows serving habitable rooms analysed meet the APSH target values for sunlight. The three windows that fail have low levels of VSC in the existing position (no greater than 4.05% VSC in absolute terms) and so any reductions in absolute VSC are exacerbated when considered as a percentage of the existing level of VSC. These windows experience absolute reductions in VSC of no greater than 1% which would be largely unnoticeable. The main window serving the kitchen retains 100% of its existing level of VSC and the room as a whole retains 91% of its existing daylight distribution. This room will therefore remain reasonably well day-lit.
- 5.17. 2b Hillfield Road
- 5.18. As compared to the consented position, all windows retain at least 93% of their consented levels of VSC and all rooms retain between 78% and 100% of their consented levels of daylight distribution.
- 5.19. As compared to the pre-existing condition, all eight windows analysed would meet the target values for VSC and four of the five rooms analysed meet the target values for daylight distribution, albeit on the basis of assumed room layouts.
- 5.20. In terms of sunlight, all eight south facing windows analysed meet the APSH target values.
- 5.21. As all windows meet the target VSC and APSH values in the proposed position, the impact on the daylight and sunlight within this property is considered acceptable.
- 5.22. 31 Mill Lane
- 5.23. As compared to the consented position, all windows analysed retain between 90% and 99% of their consented levels of VSC and all rooms analysed retain between 90% and 100% of their consented levels of daylight distribution.
- 5.24. As compared to the pre-existing condition (i.e. existing and proposed VSC), all six windows analysed meet the target values for VSC and three of the five rooms analysed meet the target values for daylight distribution, albeit on the basis of assumed room layouts. In terms of sunlight, the windows in this property facing the site are not south facing and so do not require analysis.
- 5.25. The rooms on the rear façade of this building appear most likely to be bedrooms based on their external appearance and, if so, would be considered “less important” for the measure of daylight distribution. As such this property retains an acceptable level of daylight with the proposed development in place as it meet the VSC target.
- 5.26. Summary
- 5.27. The majority of windows and rooms in the surrounding properties meet the target values as set out in the BRE Guidelines for daylight and sunlight. Where transgressions of these criteria occur, they are minor and isolated and are not significant when compared with the consented schemes.
- 5.28. Visual amenity and outlook
- 5.29. The visual amenity of occupiers is the quality of their surrounding environment which may be impacted by the quality, scale and character of the built environment. The current level of visual amenity enjoyed by the neighbouring properties of Gondar Cottage and 2a Hillfield Road are formed by the grain of development in the area. Developments should ensure that the proximity, size or cumulative effect of any structures avoids having an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers.

5.30. It should be noted that the specific views from a property are not protected as this is not a material planning consideration. Particular care should be taken if the proposed development adjoins properties with a single aspect. The extensions would rise towards the boundary of 2A Hillfield Road, but this property would maintain an acceptable level of outlook following development. Similarly, the impact on Gondar Cottage in term of loss of outlook and sense of enclosure is considered acceptable.

6. Recommendations

6.1. 2022/0760/P

6.2. Refuse planning permission for the following reason:

1. *The proposed roof extension, by reason of its height, size, location and design, would be excessively large and bulky and would appear incongruous on the building, harming the overall pattern of development at the rear, to the detriment of the character and appearance of the host building, adjoining terrace of buildings and wider streetscene, contrary to policy D1 (Design) of the Camden Local Plan 2017 and Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.*

6.3. 2022/2177/P

6.4. Refuse planning permission for the following reason:

1. *The proposed rear extension by reason of its height, bulk and design, would fail to be a subordinate addition to the host building and would disrupt the overall pattern of development at the rear, to the detriment of the character and appearance of the host building, adjoining terrace of buildings and wider streetscene, contrary to policy D1 (Design) of the Camden Local Plan 2017 and Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.*

6.5. 2022/1872/P

1. Refuse planning permission for the following two reasons:

1. *The proposed rear extension, by reason of its height, bulk and design, would fail to be a subordinate addition to the host building and would disrupt the overall pattern of development to the rear, to the detriment of the character and appearance of the host building, adjoining terrace of buildings and wider streetscene, contrary to policy D1 (Design) of the Camden Local Plan 2017 and Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.*
2. *The proposed external terraces, by virtue of their proximity to neighbouring habitable windows, would create overlooking to adjoining neighbours to the detriment of their residential amenities, contrary to policy A1 (Managing the Impact of Development) of the Camden Local Plan 2017.*